
City of Manistee Zoning Ordinance

Article Sixteen L-I Light Industrial District

Effective March 27, 2006
As Amended thru
December 28, 2011

ARTICLE SIXTEEN

L-I -- LIGHT INDUSTRIAL

SECTION 1600 PURPOSE AND INTENT

It is the intent of this District to protect adjacent residential areas from the negative effects of the Industrial District by using this District as a transition by providing a buffer while allowing industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City's Master Plan.

PERMITTED USES

- ◆ Accessory buildings
- ◆ Accessory uses related to uses permitted by right
- ◆ Assembly Operation
- ◆ Automobile Repair Facility
- ◆ Community Garden, subject to [Section 534](#)
- ◆ Financial Institution
- ◆ Greenhouse and Nursery
- ◆ Laundry and Dry Cleaning Establishment
- ◆ Medical or Dental Office
- ◆ Mini/Self-Storage Facility
- ◆ Outdoor Recreation, Park
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Research, Testing and Laboratory
- ◆ Subdivision, Plat or Condo (of permitted uses)
- ◆ Uses similar to uses permitted by right, subject to [Section 530](#)
- ◆ Veterinary Clinic
- ◆ Warehouse, Public
- ◆ Wind Energy Conversion System, Accessory, subject to [Section 515.G](#)
- ◆ Wholesale Facility

SPECIAL USES

- ◆ Accessory uses related to special uses
- ◆ Cemetery
- ◆ Communication Tower
- ◆ Contractor's Facility
- ◆ Convenience Store, w/o fuel pumps
- ◆ Day Care, Commercial
- ◆ Eating and Drinking Establishment
- ◆ Educational Facility
- ◆ Hotel
- ◆ Mine, Sand and Gravel
- ◆ Planned Unit Development
- ◆ Processing and Manufacturing
- ◆ Uses similar to permitted special uses
- ◆ Wells, Extraction
- ◆ Wind Energy Conversion System

SPECIAL USES

[Requires Key Street Frontage](#)

- ◆ Place of Public Assembly, Large
- ◆ Sports and Recreation Club
- ◆ Theater

[Annotation: Medical or Dental Office was added to Uses Permitted by Right by amendment 07-29, effective 12/14/07]

[Annotation: Windmill, Accessory was added to Uses Permitted by Right by amendment 08-08, effective 12/11/08]

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Windmill Accessory was replaced with Wind Energy Conversion System, Accessory by Amendment Z11-08, effective 12/28/11]

ADDITIONAL STANDARDS

- ◆ Site Plan requirements subject to [Section 2203](#)
- ◆ Vehicular Parking Space, Access and Lighting requirements subject to [Section 514](#)
- ◆ Landscaping requirements subject to [Section 531](#)
- ◆ Signage requirements subject to [Article 21](#)
- ◆ Outdoor Lighting requirements, subject to [Section 525](#)

DISTRICT REGULATIONS ^(a)

Minimum Lot Area:	12,000 sq. ft.	Minimum Lot Width:	120 ft.
Max. Building Height:	4 stories, or 50'	Maximum Lot Coverage	70%
Minimum Building Setbacks		Minimum Building Floor Area	4,000 sq. ft.
Front ^(b)	25 ft.		
Side ^(c)	10 ft. (each side)		
Rear ^(c)	10 ft.		

(a) Except as may be permitted pursuant to [Section 1870](#), Planned Unit Development.

(b) Subject to [Section 502, G](#)

(c) When a proposed industrial use is contiguous to an existing single-unit or duplex dwelling, the Planning Commission may require an additional buffer consisting of a twenty-five (25) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to six (4) feet in height, or any combination thereof.

SECTION 1601 USES PERMITTED BY RIGHT

The following uses of buildings and land shall be permitted within the L-I District subject to the provisions of [Article 22](#), Site Plan Approval.

- A. Accessory buildings regardless of floor area
- B. Accessory uses related to uses permitted by right, subject to [Section 516](#)
- C. Assembly Operation
- D. Automobile Repair Facility
- E. Community Garden, subject to [Section 534](#)
- F. Financial Institution
- G. Greenhouse and Nursery
- H. Laundry or Dry-Cleaning Establishment
- I. Medical or Dental Office
- J. Mini/Self-Storage Facility
- K. Outdoor Recreation, Park

- L. Professional Office
- M. Professional Service Establishment
- N. Research, Testing and Laboratory
- O. Subdivision, plat or condominium of permitted uses
- P. Uses similar to Uses Permitted by Right, subject to [Section 530](#)
- Q. Veterinary Clinic
- R. Warehouse, Public
- S. Wholesale Facility
- T. Wind Energy Conversion Systems, Accessory, subject to [Section 515.G](#)

[Annotation: Medical or Dental Office was added to Uses Permitted by Right by amendment 07-29, effective 12/14/07]

[Annotation: Windmill, Accessory was added to Uses Permitted by Right by amendment 08-08, effective 12/11/08]

[Annotation: Community Garden was added as a Permitted Use by Amendment Z11-06, effective 9/25/11]

[Annotation: Windmill Accessory was replaced with Wind Energy Conversion System, Accessory by Amendment Z11-08, effective 12/28/11]

SECTION 1602 USES PERMITTED BY SPECIAL LAND USE PERMIT

The following uses of buildings and land may be permitted within the L-I District, as special land uses subject to the provisions of [Article 18](#), special land use approval.

- A. Accessory uses related to special uses, subject to [Section 1805](#)
- B. Cemetery, subject to [Section 1817](#)
- C. Communication Tower, subject to [Section 1819](#)
- D. Contractor's Facility, subject to [Section 1820](#)
- E. Convenience Store, without fuel pumps, subject to [Section 1823](#)
- F. Day Care, Commercial, subject to [Section 1825](#)
- G. Eating and Drinking Establishment, subject to [Section 1835](#)
- H. Educational Facility, subject to [Section 1837](#)
- I. Hotel, subject to [Section 1849](#)
- J. Mine, Sand and Gravel, subject to [Section 1856](#)
- K. Place of Public Assembly, Large, subject to [Section 1868](#) – *Requires Key Street Frontage*
- L. Planned Unit Development, subject to [Section 1870](#)
- M. Processing and Manufacturing, subject to [Section 1873](#)
- N. Sports and Recreation Club, subject to [Section 1880](#) – *Requires Key Street Frontage*
- O. Theater, subject to [Section 1885](#) – *Requires Key Street Frontage*
- P. Uses similar to Uses Permitted by Special Land Use, subject to [Section 1886](#)
- Q. Wells, Extraction, subject to [Section 1891](#)
- R. Wind Energy Conversion System, subject to [Section 1892](#)

SECTION 1603 DIMENSIONAL STANDARDS

Within the L-I District, the following dimensional standards shall apply:

- A. Parcel Area – No building or structure shall be established on any parcel less than twelve thousand (12,000) square feet in area.
- B. Parcel Width – For all uses the minimum parcel width shall be one hundred twenty (120) feet.
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
 - 1. Front Yard: The minimum setback shall not be less than twenty-five (25) feet from front property line.
 - 2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet.
 - 3. Rear: The minimum rear setback shall not be less than ten (10) feet.
 - 4. When a proposed nonresidential use is contiguous to an existing single-unit or duplex dwelling, the Planning Commission may require an additional buffer consisting of a fifty (50) foot side and/or rear setback, a four (4) foot high landscaped berm or solid fence up to four (4) feet in height, or any combination thereof.
- D. Building Height. Except as a part of a Planned Unit Development and as set forth below, no structure in the L-I District shall exceed two and four (4) stories in height or fifty (50) feet in height. Buildings or structures in the GI Districts may be erected or altered to a height of sixty 60 feet, provided that a fire lane shall be provided within twenty (20) feet of the building or structure. Said fire lane shall be paved and shall have a minimum width of twenty (20) feet. All such structures shall require the approval of the Fire Chief.
- E. Area: No principle structure shall be constructed in the District which is less than four thousand (4,000) square feet of building area, and is less than twenty feet wide.
- F. Lot Coverage: Not more than seventy percent (70%) of the parcel area shall be covered by buildings.